

20101110000376530 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
11/10/2010 11:30:01 AM FILED/CERT

57 thousand
GL

STATE OF ALABAMA)
JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE DOLLAR to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, JENNY PHOUNG LE, a single person (A/K/A Jenny P. Le), (GRANTOR) does grant, bargain, sell and convey unto JENNY PHOUNG LE and her father FRANCIS TRINH (GRANTEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

PARCEL I

LOT 47, ACCORDING TO THE FINAL PLAT OF EAGLE TRACE PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2010 AND THEREAFTER.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

Mortgage in favor of Wells Fargo Home Mortgage, Inc. as recorded in INST# 2004051180.

PARCEL II

A parcel of land situated in the Southeast ¼ of the Northwest ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest Corner of above said ¼ - ¼; thence North 02 deg. 33 min. 20 sec. West and along the ¼ - ¼ line, a distance of 668.86; thence North 89 deg. 46 min. 03 sec. East, a distance of 822.21 feet; thence South 56 deg. 48 min. 12 sec. East, a distance of 94.25 feet; to the Point of Beginning; thence continue along the last described course, a distance of 166.76 feet to a point, said point lying on the Northwesterly Right of Way line of Alabama Highway #119 (80' R.O.W.); thence South 29 deg. 43 min. 13 sec. West and along said Right of Way line, a distance of 151.06 feet; thence South 89 deg. 46 min. 03 sec. West and leaving said Right of Way, a distance of 145.95 feet; thence North 00 deg. 13 min. 56 sec. West a distance of 25.00 feet; thence North 24 deg. 59 min. 18 sec. East a distance of 212.50 feet to the Point of Beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2010 AND THEREAFTER.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

Mortgage in favor of Wilmington Finance, a division of AIG Federal Savings Bank recorded in as recorded in INST# 20050509000220390

NO TITLE EXAMINATION WAS PERFORMED AS TO EITHER PARCEL, DESCRIPTIONS WERE FURNISHED BY GRANTOR.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 10TH day of November, 2010.

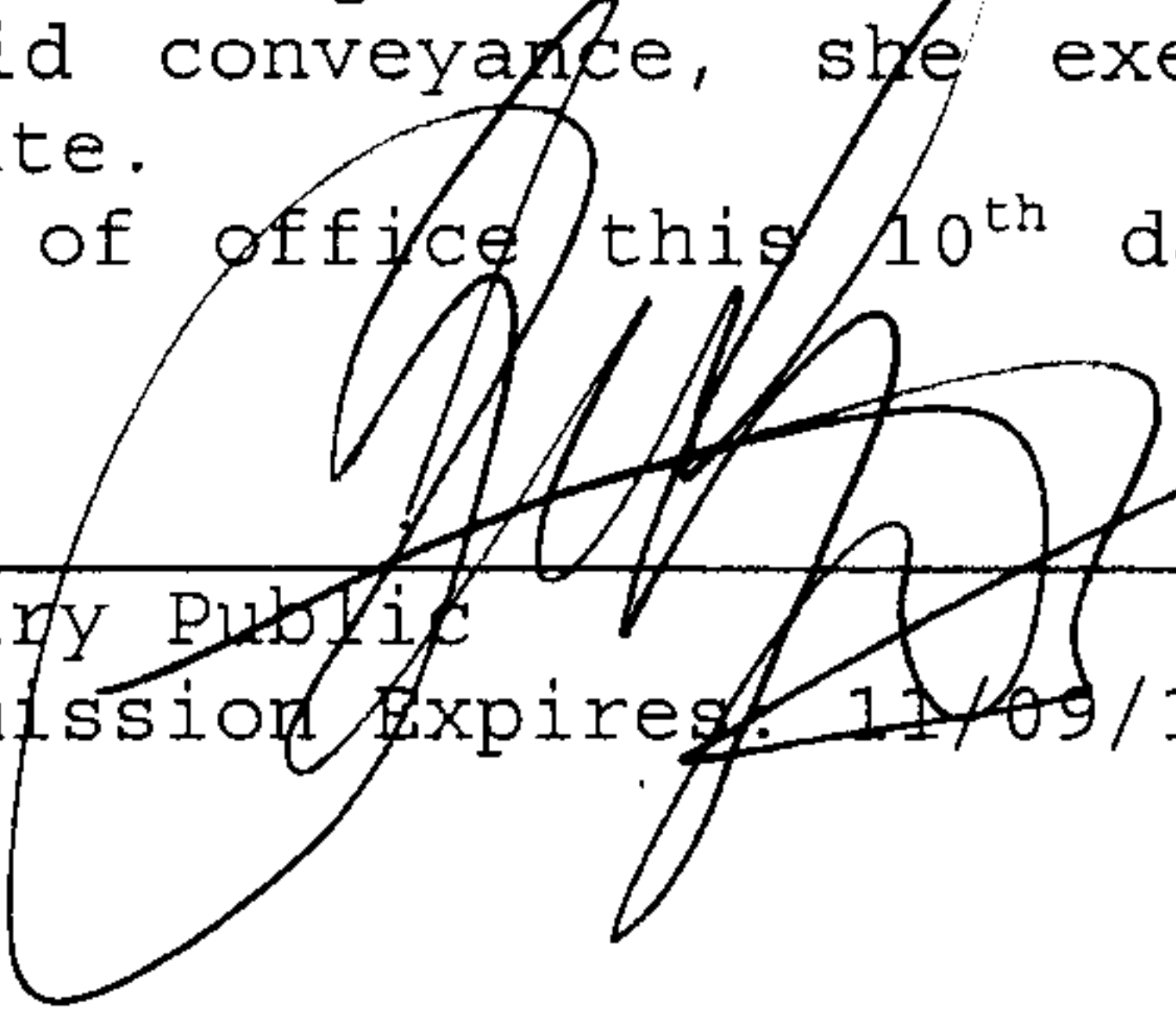
SEEAL

JENNY PHOUNG LE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State,


hereby certify that JENNY PHOUNG LE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal of office this 10th day of November, 2010.



Notary Public
Commission Expires: 11/09/14

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205-879-3400

SEND TAX NOTICE TO:
JENNY PHOUNG LE
905 TALON WAY
BIRMINGHAM, AL 35242


20101110000376530 2/2 \$72.00
Shelby Cnty Judge of Probate, AL
11/10/2010 11:30:01 AM FILED/CERT